



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 17-125870-LM

Project Name/Address: Eastside Children's Academy at 1535 116th Ave NE

Planner: Reilly Pittman

Phone Number: 425-452-4350

Minimum Comment Period: January 11, 2018

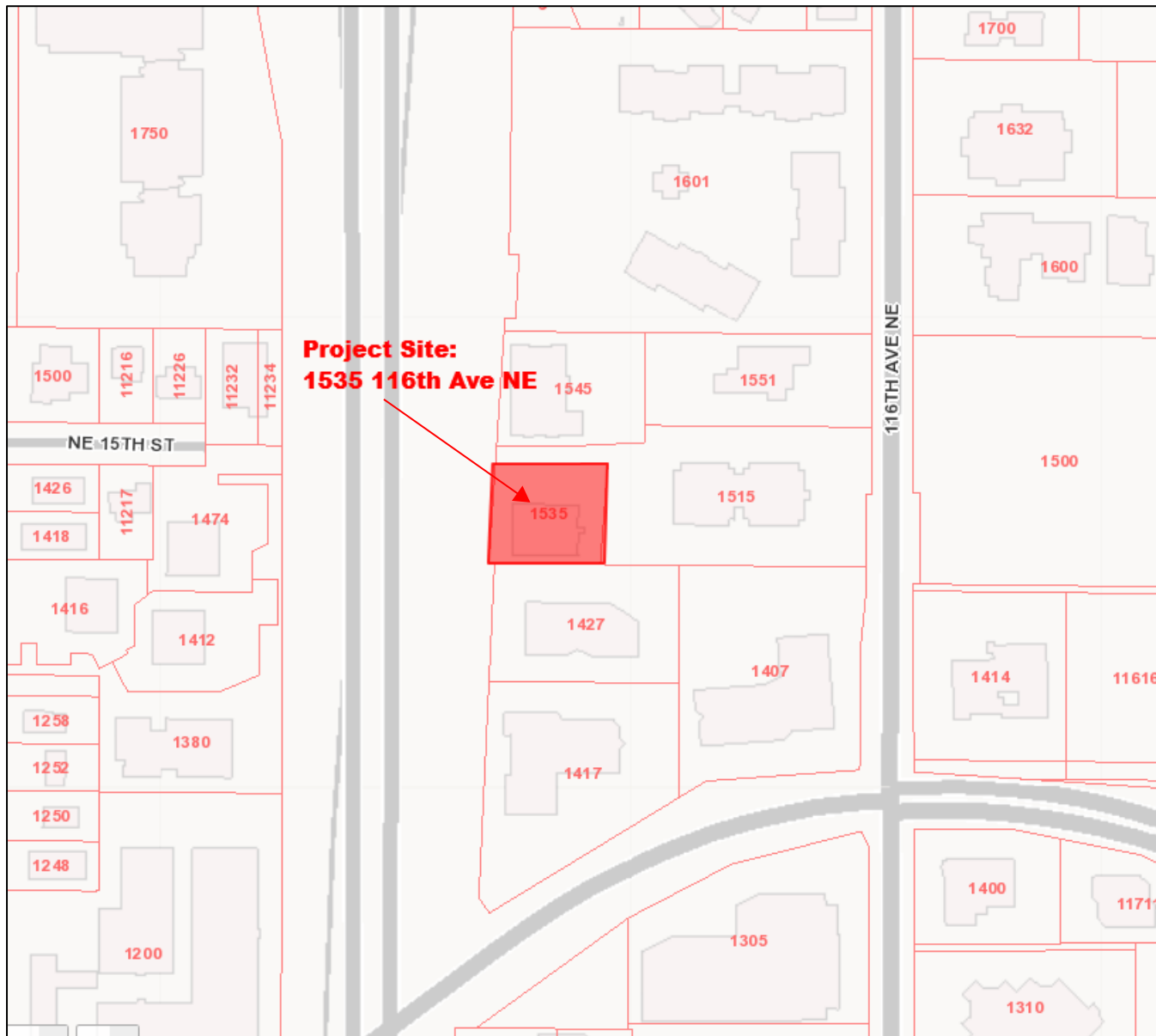
Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:

- ☐ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☐ Attorney General ecyolyef@atg.wa.gov
- ☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

Vicinity Map for Eastside Children's Academy





NT SERVICES DEPARTMENT
:NUE NE
/A 98009-9012

Received

OCT 11 2017

SEPA Environmental Checklist

Permit Processing

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Eastside Children's Academy
2. Name of applicant: [\[help\]](#)
Jenny Tan
3. Address and phone number of applicant and contact person: [\[help\]](#)
345 105th Ave SE Bellevue, WA 98004
Jenny Tan (425) 351-2728

Nazim Nice, Architect
3104 Western Ave #107 Seattle, WA 98121
(206) 204-0490
4. Date checklist prepared: [\[help\]](#)
October 10, 2017
5. Agency requesting checklist: [\[help\]](#)
City of Bellevue
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Proposed construction to start in January / February 2018 (or as soon as permits are issued). Expected to be complete July 2018.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
Traffic & Parking study
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
None known
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
City of Bellevue building permit, SEPA approval, City of Bellevue Childcare Registration Permit.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)
Tenant improvement of existing 13,454 SF office building.
Converting from "B" occupancy to "I4" occupancy for the purpose of operating an Infant through Pre-K daycare facility. Revisions

to existing parking and construction of 2 exterior playgrounds.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

1535 116th Ave NE, Bellevue, WA 98004

Parcel # 292505-9322

Quarter Section-Township-Range SE-29-25-5

Legal Description:

*PAR 2 OF BELLEVUE SHORT PLAT 90-3365 PER REC #9107189008 LESS
POR PER DEED REC# 20120321001583 SD SP DAF - N 1/2 OF NE 1/4 OF
NE 1/4 OF SE 1/4 LESS N 133 FT LYING E OF W 298.28 FT THOF LESS
RD LESS HWY*

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☐ Flat, ☒ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other: *Click here to enter text.*
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
16%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)
*AgC - Alderwood gravelly sandy loam per
<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
No
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
Removal of a portion of existing paved parking for the purpose of installing two children's playgrounds. Area of playground will be graded according to plan. Approximately 2550 square feet will be disturbed. Approximately 38 cubic yards will be excavated and 5 cubic yards will be filled. Fill will be sourced from material excavated on site.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

No, BMP's will be used to help prevent erosion.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Lot sq ft = 23,125 sq ft

20,013 sq ft existing / replaced impervious surface

1,925 sq ft removed impervious surface

18,088 sq ft impervious surface upon project completion

18,088/23,125 = 78%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Site is already developed with an existing building, landscaping, surface parking and storm drainage system. The project consists primarily of interior tenant improvements. Much of the existing landscaping is to remain with additional landscaping integrated into 2 playgrounds. An approximately 2550 square foot area of the existing parking lot will be graded for the purpose of installing two children's playgrounds. Removed parking lot surface to be replaced with permeable rubber play surface and wood chip (in new planting areas)

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Dust from some concrete/asphalt removal & some minor excavation (~39 CY).

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Covering materials, watering disturbed soils.

3. Water [\[help\]](#)

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

No

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

Not Applicable

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

Not Applicable

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Sources of storm water runoff includes roof of building and parking lots surrounding the building (all existing or replaced impervious surface). Water flows to storm drains, on site.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)
Not Applicable.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)
☒deciduous tree: alder, maple, aspen, other: *Click here to enter text.*
☒evergreen tree: fir, cedar, pine, other: *Click here to enter text.*
☒shrubs
☐grass
☐pasture
☐crop or grain
☐Orchards, vineyards or other permanent crops.
☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*
☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*
☐other types of vegetation: *Click here to enter text.*
- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)
Landscaping will be modified at new playground areas.
- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
Not known
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
Trees will be added to playground area for the purpose of shade.
- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
Not known

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, other: *Click here to enter text.*
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *Click here to enter text.*
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *Click here to enter text.*
- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
Click here to enter text.
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

No.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
Existing landscaping to remain with some trees added for shade in the new playgrounds
- e. List any invasive animal species known to be on or near the site. [\[help\]](#)
Not known

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)
Electric: HVAC; typical building services such as lighting, elevator, etc.
Natural Gas: Kitchen appliances.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)
No
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)
Building will be insulated. High efficiency mini-split heating / cooling system will be installed.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)
No
- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)
Not Applicable
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)
Not Known
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)
None
- 4) Describe special emergency services that might be required. [\[help\]](#)
Not Applicable

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)
Not Applicable

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)
Automotive traffic noise (project is directly adjacent to I-405)
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site. [\[help\]](#)
*Construction noise (variable levels) during construction timeframe. Jan - Summer 2018, 7am - 6pm daily.
Daycare - Child, Parent and Staff - Drop-Off and Pick-Up times and outdoor play times during hours of operation. Low levels of automotive noise throughout the day because of child pick-up and drop-off.* **Noise regulated by BCC 9.18**

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)
None

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)
Site is currently vacant pending tenant improvements for I-4 (Daycare) occupancy. Previously used as a medical office building. Building to be occupied by a child daycare facility. Adjacent buildings are medical / dental office buildings and office buildings. Proposal will not affect current land uses on nearby or adjacent properties.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)
No
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)
No
- c. Describe any structures on the site. [\[help\]](#)
One existing 2 story plus basement office building (shell and

core).

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No

- e. What is the current zoning classification of the site? [\[help\]](#)

Bel-Red Medical Office

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Bel-Red Subarea Plan

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not Applicable

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

27

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not Applicable

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Proposed use is compatible with current zoning, and permitted outright in this zone

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not Applicable

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not Applicable

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Not Applicable

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
Height unchanged from existing - 25'-10" above existing average grade to height of main roof.
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
Two exterior, fence enclosed playgrounds to be installed on site at the north side of the building. Playgrounds will include colorful, Pre-K age appropriate play structures. Building-mounted signs and other signage to be installed according to plan.
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
None

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
None.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
None
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
None
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
None

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
None
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
Not applicable

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

No

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

[\[help\]](#)

Not Applicable

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

Not Applicable

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The site sits between I-405 to the west and 116th Ave NE to the east. Access to the site is via a driveway fronting on 116th Ave NE.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

There are multiple bus stops nearby on 116th Ave NE and NE 12th St. Bike lanes on 116th Ave NE and NE 12th St.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

No parking will be added. The project proposes 10 parking spots to be removed

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

No

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

A total of 165 (78 in 87 out) driveway trips weekday PM peak

hour would be generated. Traffic study has been completed by TranspoGroup. Trip rates based on City of Bellevue Transportation Impact Fee Program 2015 Update. In/Out percentages based on ITE Trip Generation, 9th Edition.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
Eastside Children's Academy may offer public transportation incentives as a part of employee benefits.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

No

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
Electronically controlled entry and egress for staff and parents for safety and security of students. Sprinklered fire suppression system to be installed.


16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
Existing, developed site. Includes electricity, natural gas, water, refuse, telephone, sewer.
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

No additional utilities proposed

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

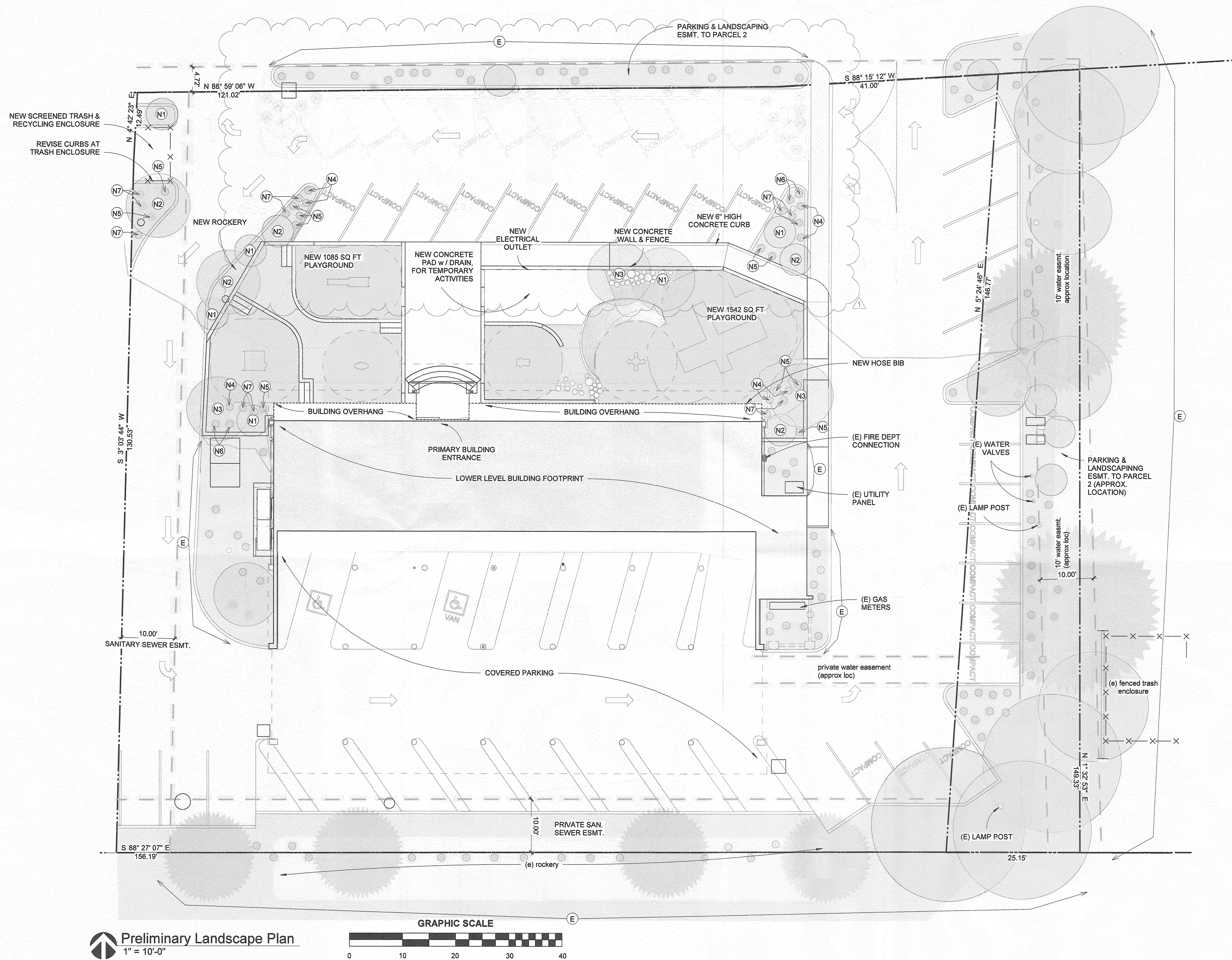
Signature: 

Name of signee: *Nazim Nice*

Position and Agency/Organization: *Architect, Motionspace Architecture + Design*

Date Submitted: *October 4, 2017*





LANDSCAPING NOTES

- 1. Lawn areas to be installed flush w/ adj concrete walkways.
- 2. Planting beds to be installed approximately 1" below adjacent concrete walkways (including mulch)
- 3. At areas indicated for fruits, vegetables, and herbs, install min 12" Cedar Grove Vegetable Garden Soil Mix or equal.
- 4. At other planting areas install Cedar Grove Two Way Topsoil or equal at adequate depths for specified plants.
- 5. Install 2" min of Cedar Grove NW Garden Mulch or equal in all planting beds.
- 6. Project does not include any irrigation system.
- 7. Owner to confirm all specified plants are suitable for use in playground areas
- 8. Reuse existing plantings when possible

LEGEND - LANDSCAPING

- Existing Landscaping to Remain - Previously Approved Under Permit 15-107231 BL
- Proposed New Playground Area
- Removed Existing Impervious Surface
- Rockery
- New Planting Area

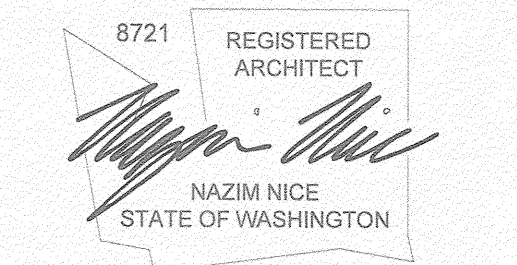
- Existing to Remain, Extents
- New Tree - Vine Maple
- New Tree - Red Twig Dogwood
- New Tree - Dwarf Stark Pear
- New Shrubbery - Exbury Azalea
- New Shrubbery - Victoria California Lilac
- New Shrubbery - Pink Elf French Hydrangea
- New Shrubbery - Sarcococca Fragrant Sweet Box

Impervious Surface

Existing / Replaced Impervious Surface	20,115 sq ft
Added Impervious Surface	+625 sq ft
Removed Impervious Surface	-2,165 sq ft
Total Impervious Surface	18,575 sq ft
Impervious Srfc/ Lot Sq Ft = %	
Existing % Impervious Surface	20,115 sq ft / 23,125 sq ft = 87%
% Impervious Upon Project Completion	18,575 sq ft / 23,125 sq ft = 80%

motionspace
architecture + design PLLC

3104 Western Avenue
Suite 107
Seattle WA 98121
206.204.0490
www.motion-space.com



SEPA Submittal

Eastside Children's Academy
1535 116th Ave NE Bellevue, WA 98004

No.	Date	Revision Description
1	12/01/2017	SEPA Revision
JOB #	MS2017-11	
DATE	10/10/2017	

Preliminary
Landscape Plan

A1.2L Received
DEC 05 2017

Permit Processing